



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, MAY 16, 2007

9:00 a.m.
Council Wing, Room W-120
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Susan Walton, Principal Planner

Mike Enderby, Acting Principal Planner

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **May 16, 2007**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Lisa Vlay (lisa.vlay@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR07-067. Tree Removal Permit** to remove one tree, 80 inches in circumference, from the front yard of an existing single-family residence on a 0.11 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Santa Rosa Drive, approximately 340 feet east of San Ramon Way (344 Santa Rosa Drive) (Maria R. and Cirilo Gonzales, Owners). Council District 7. CEQA: Exempt.
(Project Manager: Steven Rosen)
- b. **TR07-087. Tree Removal Permit** to remove one Monterey Pine tree, approximately 75 inches in circumference, from the rear yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located at 1507 Minnesota Avenue (Michael E O'Connor, Trustee, et al, Owner). Council District 6. CEQA: Exempt.
(Project Manager: Steven Rosen)
- c. **H06-019. Site Development Permit** to demolish an existing single-family residence and construct a two-family residence on a 0.17 gross acre site in the R-2 Two-Family Residence Zoning District, located on the west side of South 21st Street, approximately 275 feet north of East William Street (345 S 21ST ST) (Sanjuan Erasmo, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt.
(Project Manager: Michelle Stahlhut)

- d. **TR06-240. Tree Removal Permit** to remove one Chinese Elm tree, approximately 78 inches in circumference, from the rear yard of an existing single-family residence on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of South 13th Street, approximately 320 feet southeast of East San Fernando Street (160 South 13th Street) (Weber, Anthony C. et al, Owner). Council District 3. CEQA: Exempt.
(Project Manager: Steven Rosen)
- e. **TR07-084. Tree Removal Permit** to allow the removal of one Monterey Pine Tree, approximately 63-inches in circumference on an existing single-family detached residential lot 0.18 acres in size in the R-1-8 Single Family Residence Zoning District, located at 4767 Lyric Lane (Carole Howerton, Owner). Council District 2. CEQA: Exempt.
(Project Manager: Jeff Roche)
- f. **TR07-086. Tree Removal Permit** to remove one Monterey pine tree, approximately 73 inches in circumference, from the rear yard of a single-family detached residence in the R-1-5 Single-Family Residence Zoning District, located on the southeast side of Guadalupe Mines Road, approximately 270 feet south of Camden Avenue (6024 Guadalupe Mines Road) (Owner: Michel Basmaji, Trustee). Council District 10. CEQA: Exempt.
(Project Manager: Steven Rosen)
- g. **TR07-058. Tree Removal Permit** proposing requesting to remove one Fruitless Mulberry tree, approximately 71 inches in circumference on a 0.21 gross acre site located on the Southwest corner of Curtner Avenue and Richland Avenue (2253 Richland Avenue) in the R-1-8 Single-Family Residence Zoning District; (Nielsen Paul And Kristen F, Owner). Council District 6. CEQA: Exempt.
(Project Manager: Rebekah Ross)
- h. **TR07-085. Tree Removal Permit** to allow the removal of one Pine tree 77 inches in circumference on a 0.21 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 2855 Gardendale Drive. (Betty L Reitano, Owner). Council District 9. CEQA: Exempt.
(Project Manager: Suparna Saha)
- i. **PT06-098. Planned Development** Tentative Map requesting to combine two parcels into one condominium lot to allow 19 residential condominium units for the property located on the west side of Meridian Avenue, approximately 300 feet south of Fruitdale Avenue (923 Meridian Avenue) in the A(PD) Planned Development Zoning District, (Gaazi, Llc Yaqoob I And Razia Y Bhimla, Owners). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration
(Project Manager: Rebekah Ross)
- j. **TR07-077. Tree Removal Permit** to allow the removal of four Olive Trees, ranging in circumference from 58 to 65 inches on a 0.15 acre single-family residential lot in the R-1-8 Single-Family Residence Zoning District, located at 5298 Northlawn Drive (Amanpal Singh and Savita Clair, Owners). Council District 1. CEQA: Exempt.
(Project Manager: Jeff Roche)

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PD06-066. Planned Development Permit** to allow the construction of an approximately 110-space parking lot for an existing campus industrial facility on a 220 gross acre site in the IP (PD) Planned Development Zoning District, located on the northerly side of Bailey Avenue, approximately 5,000 feet westerly of Santa Teresa Boulevard (IBM). Council District 2. SNI: n/a. CEQA: Pending.
(Project Manager: Jeff Roche)
- b. **H07-002. Site Development Permit** to convert an existing single-family residence to a two-family residence on a 0.15 gross acre site in the R-M Multiple Residence Zoning District, located on the east side of South 8th Street approximately 200 feet northerly of East Reed Street (544 S 8th Street) (Williams, Keith And Megan, Owner/Developer). Council District 3. SNI: University. CEQA: Exempt.
(Project Manager: Steven Rosen)
- c. **TR07-056. Tree Removal Permit** to allow the removal of one Redwood Tree, approximately 185 inches in circumference on a 0.25 acre, single-family residential site in the R-1-5 Single Family Residence Zoning District, located at 1915 Booksin Avenue (Robert and Beverly Shook Trustee, Owner). Council District 6. CEQA: Exempt.
(Project Manager: Suparna Saha)

This concludes the Planning Director's Hearing for May 16, 2007. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE